159.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,392,200 / 1,392,200
					USE VALUE:	1,392,200 / 1,392,200
					ASSESSED:	1,392,200 / 1,392,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
142		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VAN VOORHIES CHRISTOPHER M
Owner 2:	VAN VOORHIES ROBIN E
Owner 3:	
Street 1:	142 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	AUTUMN DEVELOPMENT GROUP LLC -
Owner 2:	-
Street 1:	69 RICHFIELD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2017, having primarily Vinyl Exterior and 3478 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9000.000	933,300		458,900	1,392,200
Total Card	0.207	933,300		458,900	1,392,200
Total Parcel	0.207	933,300		458,900	1,392,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.35 | /Parcel: 400.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 105380

GIS Ref

GIS Ref

Insp Date 08/16/18

!12380!

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	926,100	0	9,000.	458,900	1,385,000	1,385,000	Year End Roll	12/18/2019
2019	101	FV	788,900	0	9,000.	458,900	1,247,800	1,247,800	Year End Roll	1/3/2019
2018	101	FV	19,700	0	9,000.	386,700	406,400	406,400	Year End Roll	12/20/2017
2017	101	FV	170,300	0	9,000.	354,000	524,300	524,300	Year End Roll	1/3/2017
2016	101	FV	170,300	0	9,000.	301,500	471,800	471,800	Year End	1/4/2016
2015	101	FV	169,400	0	9,000.	262,200	431,600	431,600	Year End Roll	12/11/2014
2014	101	FV	169,400	0	9,000.	242,500	411,900	411,900	Year End Roll	12/16/2013
2013	101	FV	169,400	0	9,000.	230,700	400,100	400,100		12/13/2012

PRINT

Date	Time
12/11/20	02:28:25

LAST REV

Date	Time
07/23/19	10:14:09
danam	
12380	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AUTUMN DEVELOPM	70579-253		1/31/2018		1,429,000	No	No		
HEANUE KEVIN E,	68952-460		2/28/2017	Change>Sale	522,900	No	No		
HEANUE JOSEPH E	32698-560		4/15/2001	Convenience	160,000	No	No		
	20297-576		12/1/1989		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/8/2019	316	Solar Pa	7,060	C				
11/28/2017	1575	Heat App	19,870	C				
6/14/2017	678	New Buil	400,000	O				
5/16/2017	563	Demoliti	10,000	C				
10/27/2006	937	Re-Roof	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2019	SQ Returned	JO	Jenny O
8/16/2018	Inspected	CC	Chris C
6/25/2018	Permit Visit	DGM	D Mann
6/12/2018	MEAS&NOTICE	BS	Barbara S
10/17/2017	Measured	DGM	D Mann
10/17/2017	Permit Visit	DGM	D Mann
10/27/2008	Meas/Inspect	163	PATRIOT
12/1/1999	Meas/Inspect	272	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	105380
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9000		Sq. Ft.	Site		0	70.	0.73	7			Topo	-5					458,852						458,900	

Total AC/HA: 0.20661 | Total SF/SM: 9000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 458,852 | Spl Credit | Total: 458,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2017	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.02769780
Const Adj.:	1.34986496
Adj $ / SQ:	173.407
Other Features:	114719
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	944680
Depreciation:	11336
Depreciated Total:	933344

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 4				Baths: 2		HB 1		

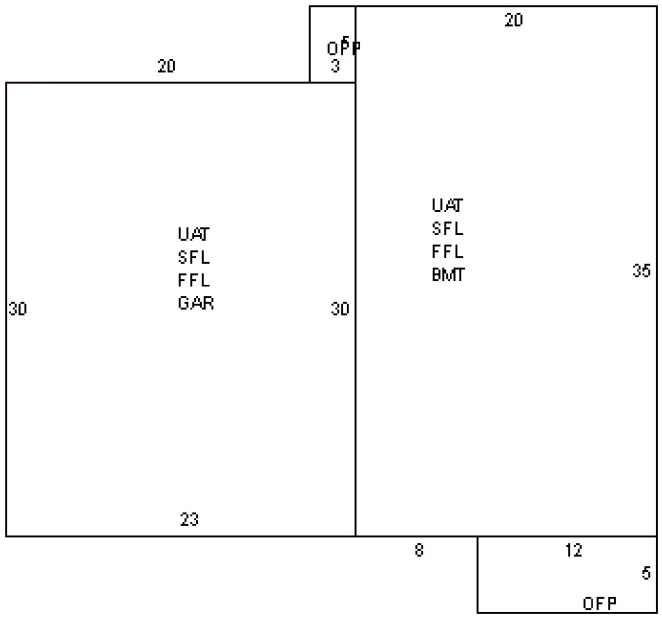
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,390	173.410	241,035
SFL	Second Floor	1,390	173.410	241,035
BMT	Basement	700	71.530	50,071
GAR	Garage	690	25.140	17,346
UAT	Upper Attic	348	121.380	42,181
OFP	Open Porch	75	51.970	3,898
	Net Sketched Area:	4,593	Total:	595,566
Size Ad	2780	Gross Are	5635	FinArea 3478

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		
UAT	100	FLA	100		

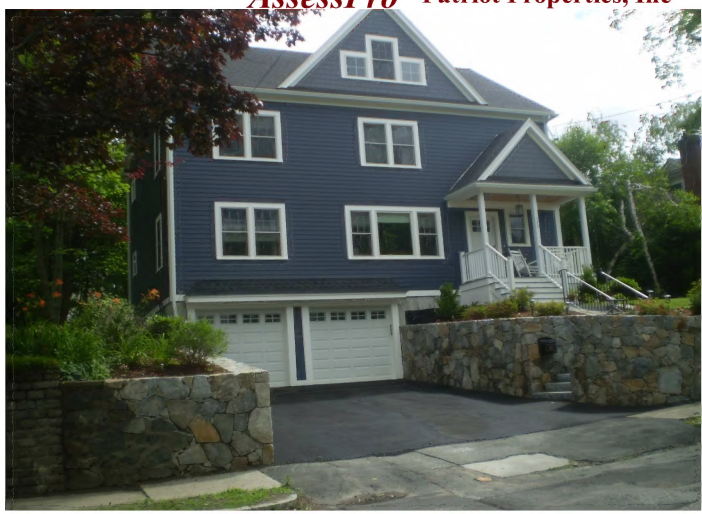
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	230.63
Special Features:	0	Val/Su Net:	203.20
Final Total:	933300	Val/Su SzAd	335.72

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	101						

More: N | Total Yard Items: | Total Special Featues: | Total: